

CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING July 21, 2021

A *REGULAR MEETING* of the Board of Directors was scheduled via teleconference on at 6:30 PM.

CALL TO ORDER: Gregg David, President called the meeting to order at 6:30 PM.

PROOF OF NOTICE: Notice of the meeting was delivered to each Member and posted on the property prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

QUORUM:

Present: Peggy Mock

Via Speaker Telephone: Gregg David, Ana McMillian, Gail Glamm and Susan Geitz

Absent: Lee Piver and Mike Leon Guerrero.

Serena Schortzmann represented Lighthouse Property Management.

APPROVAL OF MINUTES: On matters relating to the minutes of the previous June 16, 2021, Board meeting minutes, upon a motion made and seconded, it was to approve the minutes. Motion passed.

TREASURER'S REPORT: Report given by Ms. Glamm.

COMMITTEE REPORTS: There were none.

UNFINISHED BUSINESS:

Matters relating to pavers: A pre-commencement meeting will be held on July 26. Paver Mac will commence cleaning and sealing the pavers 8/16.

Matters relating to railings: Karins Engineering has completed the project manual for installing the railings.

Matters relating to elevator: The previous bids were not comparative and have expired. A new pre-bid meeting will be scheduled along with new contactors.

Ms. Mock notified the board she recently had been trapped in the elevator 3 times and encouraged the elevator project to take priority over other projects.

NEW BUSINESS:

Matters relating to resignation of Director: Ms. Glamm motioned and Ms. McMillian seconded,

VOTE 21-21: to accept the resignation of Mike Leon Guerrero. All Directors voted in favor. Motion passed.

Matters relating to Palm tree care: An estimate from Eric Webster, Arborist was reviewed for recommendations on Palm tree trimming. Ms. McMillian motioned, and Ms. Glamm seconded,

VOTE 21-22: to approve the Palm tree trimming estimate from Dave's Integrity Tree Service for the cost of \$2,600. All Directors voted in favor. Motion passed.

Matters relating to villa C1 flooding: The owner has reported the lanai continues to flood and provided a video. After some discussion, the board asked the manager to seek a professional such as an engineer who specializes in flooding.

Matters relating to deduction of paver care cost from rental units: Three units owners have not sent in payment for the paver cleaning and sealing. Ms. Glamm motioned, and Ms. McMillian seconded,

VOTE 21-23: to approve for the payment to be deducted from the rental income. All Directors voted in favor. Motion passed.

Matters relating to owner improvements/Custom Design – Units B6, B14, D3, D16 B5 and 204: Ms. Geitz motioned, and Ms. McMillian seconded,

VOTE 21-24: to approve the owner request for improvements as presented by Custom Design on all units. Four Directors voted in favor. Ms. Glamm abstained. Motion passed.

OWNERS COMMENTS: Unit owner 301 – Concerns with the timing of the elevator project and paver project. Recommendation to engage an engineer to inspect the midrise building, request to trim palm trees in front of his unit to provide an unobstructed view.

DATE OF NEXT MEETING: August 15, 2021, at 6:30 PM at the Recreational room, 6154 Midnight Pass Rd, Sarasota, FL.

ADJOURNMENT: With no further business to come before the Board, upon a motion and it was seconded, the meeting was adjourned at 7:20 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management